

This instrument prepared by:
Gary P. Snyder
Watkins Ludlam Winter & Stennis, P.A.
P.O. Box 1456
Olive Branch, MS 38654
(662) 895-2996

BK 0422 PG 0544
STATE MS.-DESOTO CO. #
FILED

JUN 26 11 29 AM '02

BK 422 PG 544
W.E. DAVIS CH. CLK.

DRAINAGE EASEMENT

FOR AND IN CONSIDERATION of the Sum of Ten Dollars (\$10.00) cash in hand paid by the City of Olive Branch, a Mississippi municipal corporation, hereinafter called GRANTEE, and other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, Reeves-Williams, L.L.C., a Delaware Limited Liability Company, hereinafter called GRANTOR, does hereby grant and convey to GRANTEE a Permanent Drainage Easement to permit stormwater runoff from the spillway exiting Section 8 of Magnolia Lakes Subdivision to an existing drainage ditch to the south. Grantee shall be permitted to excavate or take other action deemed necessary by it, from time to time, to maintain the ability of the water to flow across the property described hereinbelow. This drainage easement will provide a water course for storm water runoff, over or through the parcel of land hereinafter described and being situated in the City of Olive Branch, DeSoto County, Mississippi, to wit:

PERMANENT EASEMENT

Description of a Proposed 20 foot Drainage Easement across part of the "Open Space", Section E, Magnolia Lakes Subdivision as recorded in Plat Book 75, Pages 34 and 35 in Section 2, Township 2 South, Range 6 West, Chickasaw Cession, DeSoto County, Mississippi.

Commencing at the northeast corner of Section 2, Township 2 South, Range 6 West, Olive Branch, DeSoto County, Mississippi; thence South 86 Degrees 10 Minutes 58 Seconds West a distance of 855.62 feet to a point in the east line of Section "B", Lexington Crossing Subdivision (Unrecorded); thence South 03 Degrees 41 Minutes 08 Seconds East with the east line of Section "B", Lexington Crossing Subdivision (Unrecorded) a distance of 98.02 feet to the point of beginning; thence North 28 Degrees 59 Minutes 31 Seconds East a distance of 12.12 feet to an angle point; thence North 21 Degrees 49 Minutes 44 Seconds East a distance of 82.58 feet to a point; thence South 68 Degrees 10 Minutes 16 Seconds East a distance of 20.00 feet to a point; thence South 21 Degrees 49 Minutes 44 Seconds West a distance of 83.83 feet to an angle point; thence South 28 Degrees 59 Minutes 31 Seconds West a distance of 44.55 feet to a point in the east line of Section "B", Lexington Crossing Subdivision (Unrecorded); thence North 03 Degrees 41 Minutes 08 Seconds West with said east line a distance of 37.04 feet to the point of beginning and containing 2231 square feet more or less.

A plat of the Easement is attached hereto as Exhibit "A" and made a part hereof as if fully copied herein.

GRANTOR covenants and warrants that it is the lawful owner of the above-described property, and that this conveyance is subject to any existing covenants, easements and utilities apparent or of record.

The Terms, Conditions and Provisions of this Grant shall extend to and be binding upon the Heirs, Successors and Assigns of the Parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands this the 31st day of May, 2002.

GRANTOR:

GRANTEE:

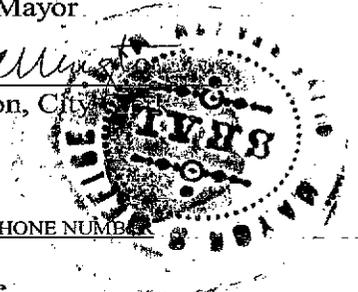
REEVES-WILLIAMS, L.L.C.

CITY OF OLIVE BRANCH, MISSISSIPPI

BY: Robert M. Williams, Jr.
Robert M. Williams, Jr.,
Vice President

BY: Samuel P. Rikard
Samuel P. Rikard, Mayor

ATTEST: Judy C. Herrington
Judy C. Herrington, City Clerk



GRANTOR'S ADDRESS AND TELEPHONE NUMBER

6357 Magnolia Lakes Drive
Olive Branch, MS 38654
Bus. Tel. 662-895-8994
Home Tel. 662-895-8994

GRANTEE'S ADDRESS AND TELEPHONE NUMBER

9189 Pigeon Roost Avenue
Olive Branch, MS 39654
Bus. Tel.: 662-895-4131
Home Tel.: Same

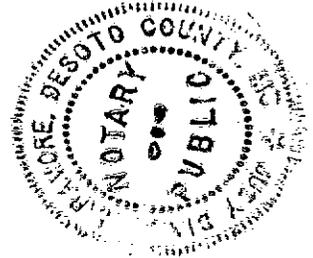
STATE OF Mississippi
COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31 day of May, 2002, within my jurisdiction, the within named Robert M. Williams, Jr., duly identified before me, who acknowledged that he is Vice President of Reeves-Williams, L.L.C., a Delaware Limited Liability Company, and that for and on behalf of said company, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

Judy Diane Neremore
NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 19, 2005
BONDED THRU STEGALL NOTARY SERVICE

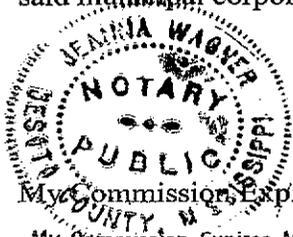


(Affix official seal)

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21st day of June, 2002, within my jurisdiction, the within named Samuel P. Rikard and Judy C. Herrington, duly identified before me, who acknowledged that they are Mayor and City Clerk, respectively, of the City of Olive Branch, Mississippi, a Mississippi municipal corporation, and that for and on behalf of said municipal corporation, and as its act and deed, they executed and sealed the above and foregoing instrument, after first having been duly authorized by said municipal corporation so to do.



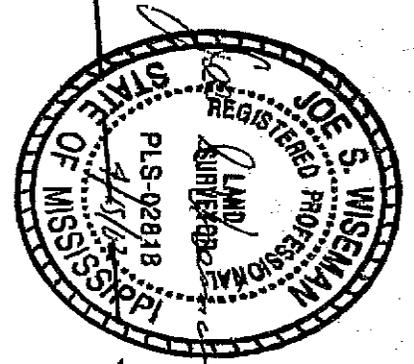
Jeania Wagner
NOTARY PUBLIC

My Commission Expires:

My Commission Expires May 20, 2003

(Affix official seal)

BK0422PG0547



LANCASTER DRIVE

SECTION "B"
LEXINGTON CROSSING SUBDIVISION
(UNRECORDED)

-71-

-72-

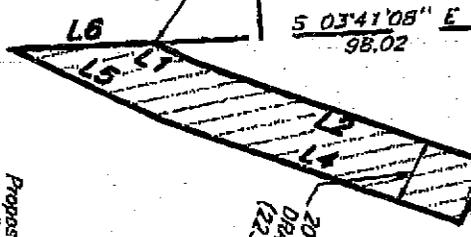
-129-

-128-

POINT OF BEGINNING

EXISTING CONCRETE
OUTLET DEVICE

EXISTING LAKE



20' PROPOSED
DRAINAGE EASEMENT
(2231 S21.7)

S 03°41'08" E
98.02

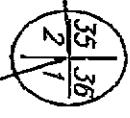
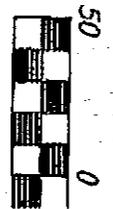
S 86°10'58" W
835.62

SECTION "D"
MAGNOLIA LAKES SUBDIVISION
PLAT BOOK 72 PAGES 31/32

"OPEN SPACE"
SECTION "E"
MAGNOLIA LAKES SUBDIVISION
PLAT BOOK 75 PAGES 34/35

Proposed 20 foot Drainage Easement across part of the "Open Space", Section "E", Magnolia Lakes Subdivision as recorded in Plat Book 75 Pages 334 and 35 in Section 2, Township 2 South, Range 6 West Chickasaw Cassion, Deasdo County, Mississippi ME 114

"STARKS"
BOOK 136 PAGE 319



NORTH-
SECTE
PAGE
DS07

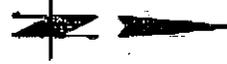
NUMBER
L1
L2
L3
L4
L5
L6

OPEN SPA
OLN
SURVEY BY
DRAFTSMAN
APPROVED



1/8" = 50'

EAST CORNER OF
IN 2, TOWNSHIP 2 SOUTH,
6 WEST, OLIVE BRANCH,
O COUNTY, MISSISSIPPI



DEED
NORTH

DIRECTION	DISTANCE
N 28°59'31" E	12.12
N 21°49'44" E	82.58
S 68°10'16" E	20.00
S 21°49'44" W	83.83
S 28°59'31" W	44.55
N 03°41'08" W	37.04

SHEET NO. 1 OF 2

DEPARTMENT OF ENGINEERING
DRAINAGE EASEMENT
 CE, SECTION E, MAGNOLIA LAKES S/D
 VE BRANCH - DESOTO COUNTY
 MISSISSIPPI
 DAVIS ENG DATE DEC 01 BOOK
 J. WISEMAN DATE APRIL 02 SCALE 1" = 50'

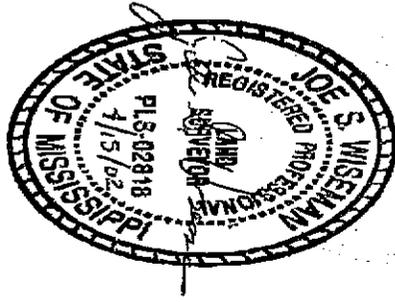
CITY ENGINEER

BK 0422 PG 0548

BK0422PG0549

Description of a Proposed 20' foot Driveway Encroachment across part of the "Open Space" Section 5, Magnolia Lakes Subdivision as recorded in Plat Book 75 Pages 34 and 35 in Section 2, Township 2 South, Range 6 West Chickasaw District, DeSoto County, Mississippi.

Commencing at the northeast corner of Section 2, Township 2 South, Range 6 West, Olive Branch, DeSoto County, Mississippi; thence South 86 Degrees 10 Minutes 58 Seconds West a distance of 855.67 feet to a point in the east line of Section 7, Lexington Crossing Subdivision (hereinafter); thence South 03 Degrees 41 Minutes 08 Seconds East with the line of Section 7, Lexington Crossing Subdivision (hereinafter) a distance of 98.02 feet to the point of beginning; thence North 29 Degrees 59 Minutes 31 Seconds East a distance of 12.12 feet to an angle point; thence North 21 Degrees 49 Minutes 44 Seconds East a distance of 82.58 feet to a point; thence South 68 Degrees 10 Minutes 16 Seconds East a distance of 20.00 feet to a point; thence South 27 Degrees 49 Minutes 44 Seconds West a distance of 83.83 feet to an angle point; thence South 28 Degrees 59 Minutes 31 Seconds West a distance of 44.55 feet to a point in the east line of Section 7, Lexington Crossing Subdivision (hereinafter); thence North 03 Degrees 41 Minutes 08 Seconds West with said east line a distance of 37.04 feet to the point of beginning and enclosing 2237 square feet more or less.



SHELBY COUNTY, TENNESSEE
DE SOTO COUNTY, MISSISSIPPI

22	23	24	19	20	21
27	28	25	30	29	28
34	35	36	31	32	33
3	2	1	6	5	4

HACKS CROSS ROAD
RANGE 6 WEST
RANGE 6 WEST
TOWNSHIP 1 SOUTH
TOWNSHIP 2 SOUTH

SHEET NO. 2 OF 2

DEPARTMENT OF ENGINEERING
DRAWN BY EISENCHT

OPEN SPACE, SECTION 5, MAGNOLIA LAKES S/D
OLIVE BRANCH - DESOTO COUNTY
MISSISSIPPI

SURVEY BY DAVIS, ENG. DATE DEC. 01, BOOK
DRAFTSMAN J. WISEMAN DATE APRIL 02 SHEET " 50"

APPROVED

CITY ENGINEER